

EXHIBIT "B"

SEE PAGE 4 FOR LINE TABLE AND
TITLE COMMITMENT NOTES

SCALE: 1"=50'



NORTH LAMAR BOULEVARD
(WIDTH VARIES)

PARCEL 69
0.089 ACRES
(3,890 SQ. FT.)

POWER POLE
306212 74 CKT811

POWER
POLE
603475
CKT811
LF06

TREE # 8367
16" LO

POWER
POLE
306403

POWER
POLE
306321
9523

TREE # 8297
19" LO

P.O.B.
N: 10106282.116
E: 3128323.858

LOT 1, NORTHWEND PHASE "B"

LOT 3, NORTHWEND PHASE "B"
SECTION ONE-D

LOT 2, NORTHWEND PHASE "B"
SECTION ONE-A
83, PG. 115D,
P.R.T.C.T.

LOT 4, NORTHWEND PHASE "B"
SECTION ONE-D
VOL. 84, PG. 97B,
P.R.T.C.T.
CONVEYED TO
FIREBRAND PROPERTIES, LP IN
DOCUMENT NO. 2015117831
O.P.R.T.C.T.

NORTHWEND PHASE "B" SECTION ONE-D
VOL. 84, PG. 97B,
P.R.T.C.T.

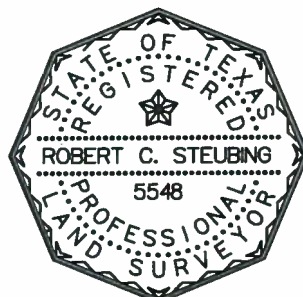
LOT 1
TCC NORTHWEND, LLC
DOC. NO. 2015140634
O.P.R.T.C.T.

PAGE 3 OF 4

ROBERT C. STEUBING (512-505-7146)
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

DATE

Robert C. Steubing 07/24/2017



Line Table		
Line #	Direction	Length
L1	N65° 24' 15"W	15.00'
L2	N24° 48' 37"E	259.34'
L3	S65° 13' 47"E	15.00'
L4	S24° 48' 37"W	259.29'

Record Line Table		
Line #	Direction	Length
(L2)	N26° 59' 19"E	259.00'

LEGEND

●	1/2" IRON ROD FOUND
△	CALCULATED POINT
▲	MAGNAIL FOUND
■	PUNCH HOLE FOUND
⌋	SIGN
⊙	BOLLARD
→	TRAFFIC LIGHT
—○—	POWER POLE
①	TELEPHONE MANHOLE
—○—	LIGHT POLE
↖	GUY WIRE
—○—	POWER POLE WITH LIGHT
⊙	WATER MANHOLE
⊗	WATER VALVE

LEGEND

⊞	ELECTRIC PULL BOX
○	POST
BL	BUILDING LINE
ESMT	EASEMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
JAD	JOINT ACCESS AND DRAINAGE
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
()	RECORD INFORMATION

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT, CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

INDEPENDENCE TITLE COMPANY

GF NO.: 1719126--KFO

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

1. The following restrictive covenants of record: Volume 83, Page 115D and Volume 84, Page 97B, Plat Records, Travis County, Texas, AFFECTS TRACT.
- 10.e. Any and all easements, building lines and conditions, covenants and restrictions as set forth in plat recorded in Volume 83, Page 115D, Plat Records, Travis County, Texas. AFFECTS TRACT.
- 10.f. Easement/Reservation as shown on the plat and dedication set out in Schedule A hereof: Purpose: future right of way, Location: 10 feet adjacent to and parallel with North Lamar Blvd. AFFECTS TRACT.
- 10.g. Easement as shown on the plat and dedication set out in Schedule A hereof: Purpose: public utility, Location: 10 feet adjacent to and parallel with the 10 foot future right of way line. AFFECTS TRACT.
- 10.h. Easement as shown on the plat and dedication set out in Schedule A hereof: Purpose: joint access, drainage and public utility, Location: Portion of 45 feet along the southwest property line. AFFECTS TRACT.
- 10.i. Easement as shown on the plat and dedication set out in Schedule A hereof: Purpose: joint access, drainage and public utility Location: 30 feet along the northeast property line. AFFECTS TRACT.
- 10.j. Easement as shown on the plat and dedication set out in Schedule A hereof: Purpose: joint access, drainage and public utility Location: 25 feet along the southeast property line. DOES NOT AFFECT TRACT.
- 10.k. Easement as shown on the plat and dedication set out in Schedule A hereof: Purpose: public utility and drainage, Location: 7.5 feet along the northeast property line. AFFECTS TRACT.
- 10.l. Building setback lines as shown on the recorded plat and dedication set out in Schedule A hereof. AFFECTS THIS TRACT.
- 10.m. Easement: awarded to Southwestern Bell Telephone Company Recorded: Volume 2695, Page 44, Deed Records, Travis County, Texas. To: awarded to Southwestern Bell Telephone Company Purpose: telephone line, together with all rights recited therein. AFFECTS TRACT.
- 10.n. Right of First Refusal contained in Option Agreement dated 7/22/1983, by and between Burger King Corporation and Jim Ray, Trustee, as referenced in the Warranty Deed: Recorded: Volume 8614, Page 486, Deed Records, Travis County, Texas. AFFECTS TRACT.
- 10.o. Terms, Conditions, and Stipulations in the Agreement: Recorded: Volume 10865, Page 342, Real Property Records, Travis County, Texas. Type: Easement (Non-exclusive for access). AFFECTS TRACT.

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED IN JUNE, 2017

Robert C. Steubing 07/24/2017
 ROBERT C. STEUBING (512-505-7146) DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

